

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
January 19, 2022

Via Microsoft Teams
Village Hall
70 E Main Street, Lake Zurich, IL 60047

The meeting was called to order by Chairman Stratman at 7:00 p.m.

ROLL CALL: *Present* – Chairman Stratman, Commissioners Castillo, Giannini, Riley, and Schultz. Chairman Stratman noted a quorum was present.

Commissioner Muir was absent

Commissioner Dannegger was absent and excused.

Also present: Community Development Director Sarosh Saher, Planner Tim Verbeke and Management Services Director Michael Duebner.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the November 17, 2021 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley to approve the November 17, 2021 minutes of the Planning and Zoning Commission with no changes.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioner Dannegger, Muir

MOTION CARRIED

PUBLIC MEETING – No items were received.

PUBLIC HEARING:

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley to open the following public hearings at 7:05p.m. for New Applications PZC 2021-13, at 255 N Quentin Rd – Special Use Permit.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Dannegger, Riley, Castillo, and Schultz.

NAYS: 0

ABSENT: 2 Commissioner Dannegger, Muir

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following continued application was considered:

A. 255 N Quentin Rd – Special Use Permit (PZC 2021-13):

Public Hearing to consider a Special Use Permit to allow for the establishment of the building and associated site improvements in the IB Institution Building District.

Applicant: Heritage Church
Owner: Heritage Church

The item was presented by Mr. Erik Pieters, Engineer from PBS for Heritage Church. Mr. Skyer Goodman, Paster was available to answer questions. There were questions about the dead end of the waterline. Mr. Henry Tonigan made a statement against the application. Mrs. Jane Fidler had a question regarding the utilities. Mr. Doug Hanson made a statement against the application.

MOTION was made by Commissioner Riley, seconded by Commissioner Castillo to close the public hearing.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioner Dannegger, Muir

MOTION CARRIED

Upon closing the hearing, there was further deliberation by the PZC.

MOTION was made by Commissioner Riley, seconded by Commissioner Giannini, to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff; and to receive the testimony presented by the Applicants, by members of the public, by the PZC Members, and by Village Staff at the Public Hearing; and make these standards and testimony a part of the official record for the Application and Findings of the PZC; AND to recommend that the Village Board approve the Application PZC 2021-10 for a special use permit to allow for the establishment of the building and associated site improvements in the IB Institution Building District, with the following conditions:

1. The Applicant should provide a fence along the common property line between the adjacent property to the North at 23346 N. Quentin Road to act as a buffer, along with additional landscape material. The fence may be constructed in a design worked out by the Applicant and the adjacent property owner and may be designed as a privacy fence not to exceed 6 feet in height.

The Applicant should additionally consider increasing the area of the buffer from the existing 10 feet contained within the required setback to an amount between 10 and 20 feet. In the area along the frontage of the building and access drive, the increase in the buffer is contingent upon the allowance for the removal of the access drive upon consultation with the Fire Prevention Division.

2. The lighting impact on the adjacent property, shall be minimized through compliance with the requirements for illumination as contained within Section 8 Article B entitled “exterior Lighting” of the Lake Zurich Zoning Code (Title 9).
3. The technical issues related to site drainage, water and sanitary services as recommended by village staff shall be verified and resolved.

Upon roll call:

AYES: 3 Chairman Stratman, Commissioners Riley, and Giannini.
NAYS: 2 Commissioner Schultz and Castillo
ABSENT: 1 Commissioner Muir and Dannegger
MOTION CARRIED

OTHER BUSINESS – None.

STAFF REPORT:

Director Saher reported that there are no potential projects on the schedule for the February meeting.

PUBLIC COMMENT:

No additional public comment was provided.

ADJOURNMENT:

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Giannini, Riley, and Schultz.

NAYS: 0

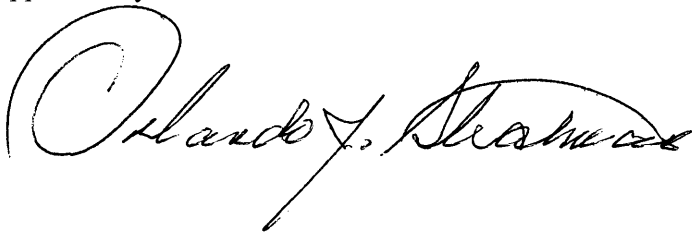
ABSENT: 2 Commissioner Dannegger, Muir

MOTION CARRIED

The meeting was adjourned at 9:07 p.m.

Submitted by: Sarosh Saher, Community Development Director

Approved by:

A handwritten signature in black ink, appearing to read "Randy J. Stratman". The signature is written in a cursive style with a large initial "R" and a long, sweeping underline.